

# Pacific View Site Activation Plan Subcommittee

Oct. 6, 2014

**EUSD  
Auction**



**OR**

**City Purchase**



# Agenda

1. Welcome, Introductions
2. Public Comments On Agenda Related Items
3. Pacific View Financing Options & Recommendation  
(presentation by BB&K; subcommittee discussion)
4. Pacific View Interim Uses
5. Discussion Of Recommendations To Council
6. Additional Public Comments On Agenda Related Items
7. Adjourn

# Purpose of the Subcommittee

Recommend to Council:

- Financing strategy (taxable/tax-exempt)
- Interim Uses
- Ultimate visioning process

# Financing

- Report from bond counsel
- Discussion & recommendation

# PV Interim Uses

- Possible Goals
  - Maximize revenues
  - Maximize public uses
  - Do whatever is legal within current constraints

## Zoning - a place for everything

Uses expressly prohibited in P/SP zone  
and allowed in other zones

- Art Gallery
- Music Conservatory
- Dance Studio
- Glass Studio (stained and others)
- Motion Picture Studio
- Photographic Studio
- Pottery Manufacturing
- Pottery Sales
- Recording Studio
- Toy Manufacturing
- Wire Fabrication
- Wood Products Manufacturing
- Wood Products Sale, retail

## Relevant Possible Allowed Uses in P/SP?

### WITHOUT A PERMIT (by right)

- Sheriff storefront (code enforcement)
- Theater
- Camp host (caretaker)
  - accessory to principal use
- Arts administrator offices (TBD)
- Museum
- Recreation (playground, courts, ...)



## Possible Allowed Uses in P/SP?

### MINOR USE PERMIT

- Farmer's Market
- Swap meet (sharing economy) pop-up space
- "Hiring hall"—  
*innovation  
hub/networking space?*
- Surf shop (sales & manufacturing)

### MAJOR USE PERMIT

- Private schools
- Private Camp  
[theater/arts camp?  
Day camp?]
- Parking/101 Valet  
— EV Charging Facility
- Open air theater
- Youth hostel
- Recycling facility

# Zoning, cont.

- Within existing P/SP
  - Minor use permit may take 6-9 months
  - Major use permit 9-12 months
  - Coastal Development Permit (concurrent 3-9 months)
- To change zoning
  - General Plan Amendment
  - Downtown Specific Plan Amendment
  - Local Coastal Program Amendment

# Possible Costs

- No use permit, but CDP: \$1600 + \$50 for environ exemption fee if appropriate
- Minor use permit: \$1600 (includes cost of CDP)
- Major use permit: \$6000 (includes CDP cost)

## Issues

- Traffic & parking impacts on neighborhood
  - How much could be parked on site
- Noise
- Transition to future ultimate use
- Who's in charge (city staff/subcontract property management)
- Historic school

## Draft Timeline

- Oct. 2014 - Council approves financing strategy
- Nov. 2014 - Bonds are sold; City closes escrow
- Nov. 2014 - June 2015 – City assessment of building conditions; basic site improvements
- Nov - Jan. - develop interim use policies and invite proposals
- Jan/Feb. 2015 - initial selection of interim uses; users could start permitting process
- Early 2015 - Begin visioning process for longer-term
- Summer 2015 - approved outdoor uses could begin, subject to permit approval.